

TABLE 1 - TABLE OF PERMITTED USES - (Amended September 19, 2006 by Ordinance # 2006-23).

PRIMARY USES	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Residential Uses																		
<i>*Special Exception Required</i>																		
-Bed & Breakfast													RI*		RT*	RU*		
-Boarding or Lodging House															RT*			
-Dwelling Structure, Single Family	AG									MH		RC	RI	RS	RT	RU		
-Dwelling Structure, Two-Family													RI*		RT*	RU*		
-Dwelling Structure, Multi-Family													RI*		RT*	RU*		
-Contingent Dwelling Unit			BC*	BG*	BL*													
-Farm Seasonal Worker Housing (on farm only)	AG*								IR*			RC*						
-Student Housing			BC*	BG*	BL*				IR*							RT*		
-Planned Residential Development, Single-Family Dwellings Structures Only	AG								IR	MH		RC	RI	RS	RT	RU		
-Private Swimming Pool	AG	BA	BC	BG	BL				IR			RC	RI	RS	RT	RU	SC	
-Mobile and / or Manufactured Home Parks										MH								
-Manufactured Housing Unit, Type 1										MH		RC	RI	RS	RT	RU		
-Manufactured Housing Unit, Type 2 & Type 3										MH								
-Condominium		BA*		BG*	BL*							RC	RI	RS	RT	RU		
-Dwelling Structure, Villaminium														RS				
SENIOR CITIZEN HOUSING																		
-Assisted Living Facility				BG												RT*		
-Congregate Residences				BG												RT*		
-Continuing Care Retirement				BG														
-Nursing Home				BG														
-Retirement Community				BG								RC*			RT*			
Agricultural Uses																		
-Artificial Lake of 3 or More Acres	AG*			BG*	BL*	FP(6)	IG*	IL*	IR*			RC*		RS*				
-Commercial Greenhouse	AG*			BG*	BL*	FP(6)	IG*	IL*	IR*			RC*						
-Farm	AG	BA		BG	BL	FP(6)	IG	IL	IR			RC		RS			SC	
-Greenhouse (Not Exceeding 1,000 Square Feet)	AG		BC	BG	BL	FP(6)	IG	IL	IR*			RC*		RS*		RU*	SC	
-Garden Shop	AG*		BC	BG	BL		IG	IL	IR									
-Plant Nursery	AG					FP(6)	IG	IL	IR			RC						
-Grain Distribution Terminal	AG*						IG*	IL*	IR*									

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Industrial Uses																		
-Bottled Gas Storage and Distribution							IG*	IL*	IR*									
-Industrial Park							IG	IL	IR									
-Industry, General, (Heavy)							IG											
-Industry, Light (4)							IG	IL	IR									
-Junk Yard	AG*						IG*		IR*									
-Liquid Fertilizer Storage & Distribution	AG*						IG*		IR*									
-Manufacturing, Storage or Use of Explosives							IG*											
-Mineral Extraction, Borrow Pit, Topsoil Pit & Storage Areas	AG*						IG*	IL*	IR*			RC*						
-Petroleum Tank Farm							IG*		IR*									
-Radio or Television Tower	AG*	BA*	BC*	BG*	BL*		IG*	IL*	IR*			RC*		RS*				
-Truck Freight Terminal							IG*	IL*	IR*									
-Dry Cleaning Plant							IG											
-Dairy Plant	AG*						IG*		IR*									
-Warehousing & Distribution Terminal							IG		IR									
Public Facilities																		
-Airport or Heliport	AG*		BC*	BG*			IG*	IL*	IR*		PL*	RC*						
-Church or Temple	AG		BC	BG	BL				IR*			RC	RI	RS	RT	RU	SC	
-Day Care Center	AG*			BG*	BL*				IR*			RC*	RI	RS*	RT	RU	SC*	
-Municipal or Government Building	AG		BC	BG	BL		IG	IL	IR		PL	RC	RI	RS	RT	RU	SC	
-Penal or Correctional Institution	AG*			BG*			IG*		IR*									
-Police Station or Fire Station	AG	BA	BC*	BG	BL		IG	IL	IR		PL	RC	RI	RS	RT	RU	SC	
-Public Library or Museum	AG		BC	BG	BL				IR		PL	RC	RI	RS	RT	RU	SC	
-Public Park or Recreational Facility	AG	BA	BC	BG	BL	FP(6)			IR		PL	RC	RI	RS	RT	RU	SC	WP
-Public or Commercial Sanitary Fill, Refuse Dump or Garbage Disposal Plant	AG*						IG*		IR*		PL							
-Public or Commercial Sewage Disposal Plant							IG*				PL							
-Public or Employee Parking Area	AG*	BA*	BC*	BG*	BL*	FP(6)	IG*	IL*	IR*		PL*	RC*	RI*	RS*	RT*	RU*	SC*	WP*

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PRIMARY USES	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Business Uses: Appliances																		
-Electrical Appliance Service and Sales			BC	BG	BL		IG**	IL**									SC	
-Radio-TV Service and Sales			BC	BG	BL		IG**	IL**									SC	
Business Uses: Automobile Services																		
-Automobile Sales Room				BG			IG	IL										
-Automobile or Trailer Sales Area, Open				BG			IG	IL										
-Automobile Repair (all indoors)		BA		BG	BL*		IG	IL										
-Gasoline Service Station		BA		BG	BL		IG	IL										
-Public Garage				BG	BL		IG	IL									SC*	
-Car Wash					BL													
Business Uses: Clothing Services																		
-Dressmaking Shop			BC	BG	BL													
-Drycleaning Establishment (1)			BC	BG	BL												SC	
-Laundry Agency			BC	BG	BL												SC	
-Millinery Shop			BC	BG	BL												SC	
-Self-Service Laundry			BC	BG	BL												SC	
-Shoe Repair Shop			BC	BG	BL												SC	
-Tailor and Pressing Shop			BC	BG	BL												SC	
Business Uses: Food and Food Services																		
-Bakery			BC-5	BG-5	BL-5												SC-5	
-Dairy Store			BC	BG	BL												SC	
-Delicatessen			BC	BG	BL												SC	
-Grocery	AG		BC	BG	BL		IG	IL									SC	
-Locker, Cold Storage, for Individual Use				BG	BL												SC*	
-Meat Market		BA	BC	BG	BL		IG**	IL**	IR**								SC	
-Restaurant		BA	BC	BG	BL		IG**	IL**	IR**								SC	
-Supermarket			BC	BG	BL		IG										SC	
-Wholesale Produce Terminal	AG*			BG			IG		IR									
-Carry-Out Liquor Store (3)			BC	BG	BL												SC	
-Convenience Mart			BC	BG	BL												SC	

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PRIMARY USES	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Business Uses: General Business																		
-Bank		BA	BC	BG	BL		IG**	IL**										SC
-Business or Professional Office			BC	BG	BL		IG**	IL**							RT			SC
-Postal Station		BA	BC*	BG	BL		IG**	IL**	IR*		PL							SC
Business Uses: Personal Services																		
-Barber Shop		BA	BC	BG	BL											RT		SC
-Beauty Shop		BA	BC	BG	BL										RT			SC
-Reducing Salon / Tanning Salon		BA	BC	BG	BL										RT			SC
Business Uses: Recreation																		
-Bait Sales		BA	BC	BG	BL		IG	IL	IR									
-Billiard Room (3); Arcade / Video Game Room			BC	BG														
-Bowling Alley (3)			BC	BG					IR*									
-Country Club or Golf Course			BC	BG	BL										RT			SC
-Dancing Academy (3)			BC	BG	BL										RT			SC
-Lodge or Private Club			BC	BG	BL		IG*	IL*	IR*						RT			SC*
-Night Club (3)			BC	BG			IG	IL										
-Outdoor Commercial Recreational Enterprise	AG*	BA*		BG*		FP	IG*	IL*	IR*									WP
-Private Recreational Development	AG*			BG*		FP*	IG*	IL*	IR*			RC*		RS*				WP*
-Public Camp	AG*					FP*			IR*		PL	RC*						WP*
-Riding Stable	AG*					FP*	IG*	IL*	IR*		PL	RC*						WP*
-Seasonal Hunting or Fishing Lodge	AG*					FP*			IR*		PL							WP
-Stadium or Coliseum (Non-School)				BG*					IR*		PL							
-Tavern (3)			BC	BG	BL													SC
-Theater, Indoor (3)				BG*			IG*		IR*									
-Theater, Outdoor			BC	BG	BL													SC
Business Uses: Retail Sales																		
-Apparel Shop			BC	BG	BL													SC
-Department Store			BC	BG														SC
-Drugstore		BA	BC	BG	BL													SC

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PRIMARY USES	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
-Fireworks or other Explosive Devices				BG*														
-Flower Shop (3)			BC	BG	BL										RT		SC	
-Gift Shop		BA	BC	BG	BL										RT		SC	
-Hardware Store			BC	BG	BL												SC	
-Jewelry Store			BC	BG	BL												SC	
-Newsdealer / Book Store			BC	BG	BL										RT		SC	
-Record Shop			BC	BG	BL												SC	
-Retail Showroom				BG	BL													
-Stationer			BC	BG	BL												SC	
-Variety Store			BC	BG	BL												SC	
-Video Tape Store		BA	BC	BG	BL												SC	
Business Uses: Miscellaneous																		
-Outdoor Advertising Sign (Billboard)	AG*					FP(6)	IG*		IR*			RC*						
-Boat Sales, Service, and Storage		BA		BG	BL		IG	IL										
-Cemetery or Crematory	AG*								IR*			RC*						
-Clinic			BC	BG	BL*		IG**	IL**	IR						RT		SC	
-Commercial Facility for Breeding and Raising Non-Farm Fowl & Animals	AG*					FP*	IG*		IR*									
-Farm Equipment, Sales and Service	AG*			BG					IR*								SC	
-Home Occupation	AG	BA	BC	BG	BL		IG	IL	IR			RC	RI	RS	RT	RU		
-Hospital				BG														
-Hotel or Motel				BG														
-Kennel	AG*			BG*			IG*	IL*	IR*			RC*						
-Mortuary				BG					IR*						RT*			
-Railway Station or Motor Bus Station		BA		BG			IG	IL	IR*		PL							
-Photographic Studio			BC	BG	BL													SC*
-Sales Barn for Livestock Resale	AG*						IG*		IR*									
-Storage Buildings, Public									IR									
-Tourist Home	AG*	BA		BG					IR*			RC*			RT			
-Bed and Breakfast				BG*								RC*	RI*	RS*	RT*	RU*		
-Travel Trailer / RV Park / Campground	AG*	BA*		BG*					IR*		PL*	RC*						
-Veterinary Hospital for Small Animals	AG*			BG														
-Wholesale Business				BG			IG	IL	IR*									

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PRIMARY USES	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
FOOTNOTES																		
*Denotes Special Exception.																		
**Denotes Board Approved Use.																		
***Parochial and Private Schools Excluded.																		
(1) Using Cleaning Fluids, Which are Non-Explosive and Non-Inflammable, and Using Not More Than Two (2) Clothes Cleaning Units of Not More Than Forty (40) Pounds Capacity.																		
(2) Including Greenhouse Not Larger Than One-Thousand (1,000) Square Feet in Area.																		
(3) Only in Conformity With Requirements of Laws Governing Such Use.																		
(4) When Located on a Tract of Not Less Than Twenty (20) Acres.																		
(5) Limited to Outlet Establishments or Establishments Producing For Over-the-Counter Retail Sales.																		
(6) Proposed use for FP-District must comply with ss153.13 of this Ordinance, as amended.																		

TABLE 2: MAXIMUM HEIGHT OF STRUCTURES IN FEET

(Amended by Ordinance # 96-4)

TYPE STRUCTURE	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Principal Buildings	35	35	50	50	35	35	75	35	75	25	35	25	35	35	35	35	35	20
Accessory Buildings	20	20	50	50	20	35	75	35	75	20	20	20	20	20	20	20	35	10

TABLE 3: RESIDENTIAL STRUCTURE / MAXIMUM LOT COVERAGE (IN PERCENT)

(Amended by Ordinance # 96-4)

	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Percentage of Coverage	10	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	30	(1)	20	30*	25	30*	30*	(1)	(1)

(1) Residential Uses not a Permitted Use in this District

* Maximum Coverage May Be Forty (40) Percent on Existing Lots Under Five-Thousand (5,000) Square Feet.

Multiple Total Sq. Ft. of lot(s) X Percentage of Coverage to determine Maximum Coverage:
 Example: 1 parcel of land that is 25 feet in width BY 124 feet in length = 3,125 sq. ft. X .30% = 937.5 sq. ft. of maximum lot coverage.
 (If you have more than 1 lot then add your TOTAL Sq. Ft. of lots together)
 Example: 2 parcels of land, each are 25 feet in width BY 124 feet in length = 6,250 sq. ft. X .30% = 1,875 sq. ft. of maximum lot coverage.

TABLE 3a: RESIDENTIAL DRIVEWAYS / MAXIMUM LOT COVERAGE (IN PERCENT)

Amended April 6, 2004 by Ordinance #2004-5

	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Percentage of Coverage	NA	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	15*	(1)	15	15*	15	15*	15*	(1)	(1)

(1) Residential Uses not a Permitted Use in this District

* Maximum Coverage May Be Twenty (20.0) Percent on Existing Lots Under Five-Thousand (5,000) Square Feet.

TABLE 4: MINIMUM GROUND FLOOR AREA IN SQUARE FEET, PER RESIDENTIAL STRUCTURE
(Amended by Ordinance # 96-4)

ONE-STORY DWELLING	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Single-Family Dwelling	950	(1)	(1)	(1)	(1)	(1)	(1)	(1)	950	950	(1)	950	850	950	850	850	(1)	(1)
Two-Family Dwelling	1,200	(1)	(1)	(1)	(1)	(1)	(1)	(1)	1,600	1,300	(1)	1,600	1,300	(1)	1,300	1,300	(1)	(1)
Multiple-Family Dwelling	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(1)	(2)	(2)	(1)	(1)
MORE THAN ONE-STORY DWELLING																		
MORE THAN ONE-STORY DWELLING	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Single-Family Dwelling	720	(1)	(1)	(1)	(1)	(1)	(1)	(1)	800	800	(1)	800	720	800	720	720	(1)	(1)
Two-Family Dwelling	800	(1)	(1)	(1)	(1)	(1)	(1)	(1)	1,000	1,000	(1)	1,000	800	(1)	800	800	(1)	(1)
Multiple-Family Dwelling	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(2)	(1)	(2)	(2)	(1)	(1)
(1) Not a Permitted Use.																		
(2) Same as Two-Family, Plus Four-Hundred (400) Square Feet Per Dwelling Unit.																		

TABLE 5: MINIMUM LOT AREA IN SQUARE FEET PER DWELLING UNIT (Amended by Ordinance # 96-4)

KIND OF DWELLING	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Single Family Dwelling with Community Sewage Service	40,000	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12,000	5,000	(1)	12,000	5,000	7,500	5,000	5,000	(1)	(1)
Single Family Dwelling with Individual Sewage Disposal	120,000	(1)	(1)	(1)	(1)	(1)	(1)	(1)	20,000	(1)	(1)	20,000	20,000	20,000	20,000	20,000	(1)	(1)
Two Family Dwelling with Community Sewage Service	30,000	(1)	(1)	(1)	(1)	(1)	(1)	(1)	7,500	3,750	(1)	7,500	2,500	(1)	2,500	3,750	(1)	(1)
Two Family Dwelling with Individual Sewage Disposal	60,000	(1)	(1)	(1)	(1)	(1)	(1)	(1)	15,000	(1)	(1)	15,000	15,000	(1)	15,000	15,000	(1)	(1)
Multiple Family Dwelling with Community Sewage Service	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	2,000	(1)	(1)	1,500	(1)	1,500	2,000	(1)	(1)
Multiple Family Dwelling with Individual Sewage Disposal	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

(1) Not a Permitted Use.

TABLE 6: MINIMUM RESIDENTIAL LOT WIDTH REQUIREMENTS																		
<i>(Amended by Ordinance # 96-4)</i>																		
KIND OF DWELLING	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Single-Family Dwelling with Community Sewage Service	180	(1)	(1)	(1)	(1)	(1)	(1)	(1)	100	50	(1)	100	50	70	50	50	(1)	(1)
Single Family Dwelling with Individual Sewage Disposal	200	(1)	(1)	(1)	(1)	(1)	(1)	(1)	120	(1)	(1)	120	120	120	120	120	(1)	(1)
Two-Family Dwelling with Community Sewage Service	180	(1)	(1)	(1)	(1)	(1)	(1)	(1)	110	70	(1)	110	50	(1)	50	70	(1)	(1)
Two-Family Dwelling with Individual Sewage Disposal	200	(1)	(1)	(1)	(1)	(1)	(1)	(1)	130	(1)	(1)	130	130	(1)	130	130	(1)	(1)
Multiple-Family Dwelling with Community Sewage Service	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	70	(1)	(1)	50	(1)	50	100	(1)	(1)
Multiple-Family Dwelling with Individual Sewage Disposal	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

(1) Not a Permitted Use.

TABLE 7: MINIMUM REAR OF PARCEL SETBACKS, IN FEET																	
AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
*	15	15	15	15	*	15	15	15	25	*	25	25	25	25	25	30	*

* No standard rear setback required.

TABLE 8: SPECIAL EXCEPTION LOT AREAS <i>(Amended by Ordinance # 96-4)</i>	
USE	MINIMUM LOT AREA
Airport	80 acres
Cemetary or Crematory	20 acres
Clinic	15,000 square feet
Commercial Facilities for Raising and Breeding Non-Farm Fowl and Animals	1 acre
Commercial Greenhouse	25,000 square feet
Heliport	1 acre
Home Occupation	*
Hospital	5 acres
Industrial Park	15 acres
Kindergarten or Day Nursery	110 square feet per child
Mobile Home Park or Travel Trailer Park	5 acres
Penal or Correctional Institution	320 acres
Police Station or Fire Station	20,000 square feet
Public Camp	5 acres
Public or Commercial Dump or Garbage Disposal Plant	5 acres
Public or Commercial Sanitary Fill, Refuse	10 acres
Public or Employee Parking	1,500 square feet
Riding Stable	20,000 square feet, plus 5,000 square feet for every horse more than four (4) horses
Seasonal Fishing or Hunting Lodge	*
Stadium or Coliseum	5 acres
Tourist Home	*
Travel Trailer Park	5 acres
Wholesale Produce Terminal	15 acres

* The requirements of the district in which the use is located apply to the use.

TABLE 9: MINIMUM FRONT OF PARCEL SETBACKS, IN FEET <i>(Amended by Ordinance # 96-4)</i>																		
TYPE THOROUGHFARE	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Arterial	40	40	0	40	40	40	60	60	60	40	40	40	40	40	40	40	40	40
Collector	30	35	0	35	35	30	50	50	50	30	30	30	30	30	30	30	40	40
Local	25	30	0	30	30	25	40	40	40	25	25	25	25	25	25	25	40	40

TABLE 10: MINIMUM PARCEL SIDE SETBACKS, IN FEET (Amended by Ordinance # 96-4)

TYPE OF STRUCTURE	AG	BA	BC	BG	BL	FP	IG	IL	IR	MH	PL	RC	RI	RS	RT	RU	SC	WP
Single-Family Dwelling																		
With Community Sewage Service																		
-One Side	50	(1)	(1)	(1)	(1)	(1)	(1)	(1)	10	5	(1)	10	5	6	5	5	(1)	(1)
-Both Sides	100	(1)	(1)	(1)	(1)	(1)	(1)	(1)	20	12	(1)	20	12	15	12	12	(1)	(1)
With Individual Sewage Disposal																		
-One Side	50	(1)	(1)	(1)	(1)	(1)	(1)	(1)	15	(1)	(1)	15	15	15	15	15	(1)	(1)
-Both Sides	100	(1)	(1)	(1)	(1)	(1)	(1)	(1)	40	(1)	(1)	40	40	40	40	40	(1)	(1)
Two-Family Dwelling																		
With Community Sewage Service																		
-One Side	50	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	10	(1)	10	5	(1)	5	10	(1)	(1)
-Both Sides	100	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	30	(1)	30	12	(1)	12	20	(1)	(1)
With Individual Sewage Disposal																		
-One Side	50	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	15	15	(1)	15	15	(1)	(1)
-Both Sides	120	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	40	40	(1)	40	40	(1)	(1)
Multi-Family Dwelling																		
With Community Sewage Service																		
-One Side	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	5	(1)	(1)	5	(1)	5	10	(1)	(1)
-Both Sides	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	12	(1)	(1)	12	(1)	12	30	(1)	(1)
With Individual Sewage Disposal																		
-One Side	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
-Both Sides	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Commercial Structure																		
With Community Sewage Service																		
-One Side	50	10	5	10	10	(1)	20	20	20	(1)	(1)	(1)	(1)	(1)	(1)	(1)	20	(1)
-Both Sides	100	20	10	20	20	(1)	40	40	40	(1)	(1)	(1)	(1)	(1)	(1)	(1)	40	(1)
Industrial Structure																		
With Community Sewage Service																		
-One Side	(1)	(1)	(1)	(1)	(1)	(1)	20	20	20	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
-Both Sides	(1)	(1)	(1)	(1)	(1)	(1)	40	40	40	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

(1) Not a permitted use.

TABLE 11 - SPECIAL EXCEPTION SETBACKS, IN FEET			
USE	FRONT	SIDE	REAR
Bottled Gas Storage and Distribution	300	300	300
Cemetery or Crematory		50	50
Clinic		10	30
Commercial Facilities for Raising and Breeding Non Farm Fowl and Animals	100	100	100
Commercial Greenhouse	100	40	40
Hospital	100	40	40
Industrial Park	100	*	
Kindergarten or Day Nursery		20	15
Mineral Extraction, Borrow Pit or Topsoil Removal, and their Storage Areas	150	150	150
Mobile Home Park or Travel Trailer Park	100	40	40
Outdoor Theater	100	40	40
Outdoor Commercial Recreational Enterprise		40	40
Penal or Correctional Institution	100	100	100
Petroleum Tank Farm (Commercial)	300	300	300
Private Recreational Development		40	40
Public Camp		40	40
Public or Commercial Sanitary Fill, Refuse Dump, or Garbage Disposal Plant	300	300	300
Public or Commercial Sanitary Disposal Plant	300	300	300
Riding Stable	100	100	100
Sales Barn for Livestock Resale	300	300	300
Stadium or Coliseum		50	50
Wholesale Produce Terminal	100	*	*

TABLE 12 - SPECIAL SEPARATION DISTANCE FROM NEAREST RESIDENTIAL USE REQUIREMENTS (IN FEET) -- SEE SECTION 153.06.14		
USE	PARKING AREA	LEADING BERTH
Airport or Heliport	25	100
Clinic	10	
Commercial Facilities for Raising and Breeding Non Farm Fowl and Animals	25	100
Commercial Greenhouse		50
County Club or Golf Course	10	
Hospital	25	50
Industrial Park	25	100
Junk Yard	1,320	1,320
Mineral Extraction, Borrow Pit or Topsoil Removal, and their Storage Areas		300
Mobile Home Park or Travel Trailer Park	25	
Outdoor Commercial Recreational Enterprise	25	50
Penal or Correctional Institution	300	300
Police Station or Fire Station	10	
Private Recreational Development	25	
Public Camp	25	
Sales Barn for Livestock Resale	50	100
Shopping Center	25	50
Stadium or Coliseum	25	50
Truck Freight Terminal	100	100
Wholesale Produce Terminal	100	100

TABLE 13 - SPECIAL FENCING AND BUFFERING REQUIREMENTS	
USE	ENCLOSURE
Airport or Heliport (Where Located at Ground Level), if Accessible to Public	Six (6) Foot Wire Mesh Fence
Artificial Lake of Three (3) or More Acres, if Accessible to Public	Six (6) Foot Woven Wire Fence
Kindergarten or Day Nursery (Play Area Only)	Four (4) Wire Mesh Fence
Junk Yard	Solid Wall or Solid Painted Fence Sufficient to Hide from View
Mineral Extraction, Borrow Pit or Topsoil Removal, and their Storage Areas (Where they abut residential uses).	Six (6) Foot Woven Wire Fence
Outdoor Commercial Recreational Enterprise, if Available to Public	Six (6) Foot Woven Wire Fence
Outdoor Theater	Eight (8) Foot Painted Board Fence
Private Residential Swimming Pool (<i>amended April 6, 2004 by Ordinance #2004-5</i>).	Six (6) Foot Lockable Fence
Public or Commercial Dump or Garbage Disposal Plant	Six (6) Foot Solid Painted Fence
Public or Employee Parking Area (along Front Line and Such Other Boundaries as the Commission Considers necessary to protect residential property) except at approved entrances and exits	Four (4) Masonry Wall, Six (6) Inches Thick
Wholesale Produce Terminal	Six (6) Wire Mesh Fence

TABLE 14 -- REQUIRED PLANTING SCREEN BUFFERS (When Abutting Residential Uses; see Section 153.06.12)	
USE	SCREENS
Airport or Heliport	6 Feet High; 3 Feet Width
Artificial Lake of Three (3) Acres or More	6 Feet High; 3 Feet Width
Clinic	6 Feet High; 3 Feet Width
Commercial Facilities for Raising and Breeding Non Farm Fowl and Animals	6 Feet High; 3 Feet Width
County Club or Golf Course	6 Feet High; 3 Feet Width
Hospital	6 Feet High; 3 Feet Width
Industrial Park	25 Feet High
Kindergarten or Day Nursery	6 Feet High; 3 Feet Width
Mineral Extraction, Borrow Pit or Topsoil Removal, and their Storage Areas	6 Feet High; 3 Feet Width
Mobile Home Park or Travel Trailer Park	6 Feet High; 3 Feet Width
Outdoor Commercial Recreational Enterprise	8 Feet High; 3 Feet Width
Police Station or Fire Station	6 Feet High; 3 Feet Width
Private Recreational Development	8 Feet High; 3 Feet Width
Private Swimming Pool	6 Feet High; 3 Feet Width
Public Camp	8 Feet High; 3 Feet Width
Public or Commercial Sanitary Fill or Refuse Dump or Garbage Disposal Plant (Along Abutting Street)	6 Feet High; 3 Feet Width
Public Utility Substation or Exchange (Along Abutting Street)	Adequate for Purpose
Riding Stable	6 Feet High; 3 Feet Width
Shopping Center	6 Feet High; 3 Feet Width
Stadium or Coliseum	6 Feet High; 3 Feet Width
Truck Freight Terminal	6 Feet High; 3 Feet Width
Wholesale Produce Terminal	6 Feet High; 3 Feet Width

TABLE 15 - USE SUBJECT TO SPECIAL ENTRANCE RESTRICTIONS
(see § 153.06.13)

One Entrance Permitted

- Artificial Lake of Three (3) or more Acres, or Private Swimming Pool.
- Clinic.
- Commercial Facility for Raising and Breeding Non-Farm Fowl and Animals.
- Commercial Greenhouse.
- Country Club or Golf Course.
- Industrial Park.
- Junk Yard.
- Kindergarten or Day Nursery.
- Mineral Extraction, Borrow Pit, Topsoil Removal, and Their Storage Areas.
- Mobile Home Park or Travel Trailer Park.
- Outdoor Theater.
- Penal or Correctional Institution.
- Private Recreational Development.
- Public Camp.
- Public or Commercial Sanitary Fill or Refuse Dump or Garbage Disposal Plant.
- Public or Commercial Sewage Disposal Plant.
- Public or Employee Parking Area.
- Radio or Television Tower.
- Railroad Right-of-Way and Uses Essential to Railroad Operation.
- Riding Stable.
- Sales Barn for Livestock Resale.
- Telephone Exchange or Public Utility Substation.
- Tourist Home.
- Truck Freight Terminal.
- Wholesale Produce Terminal

Two Entrances Permitted

- Airport or Heliport
- Cemetery.
- Outdoor Commercial Recreational Enterprise.
- Stadium or Coliseum.

TABLE 16 - BUSINESS USE LOADING BERTH OR DELIVERY SPACE REQUIREMENTS	
USE & GROSS FLOOR AREA	BERTHS OR DELIVERY SPACE
Office Buildings	
100,000 square feet or less	1
More than 100,000 square feet and less than 336,000 square feet	2
Each 200,000 square feet, or fraction thereof, more than 335,000 square feet	1 additional
Retail Stores, Department Stores, & Wholesale Establishments	
3,000 square feet, but not more than 15,000 square feet	1
Storage Uses and Other Business Uses	
Each 25,000 square feet or fraction thereof more than 15,000 square feet	1

TABLE 17 - SPECIAL LOADING BERTH REQUIREMENTS	
USE	LOADING BERTH
Commercial Facilities for Raising and Breeding Non-Farm Fowl and Animals	1
Commercial Greenhouse	
Less than 15,000 square feet	1
More than 15,000 square feet	2
Hospital	
200 beds or less	1
201 - 500 beds	2
501 + beds	3
Industrial Park	Same as Subsection (d)
Junk Yard	2
Riding Stable	1
Shopping Center	Per Development Plan
Stadium or Coliseum	2
Wholesale Produce Terminal	Per Development Plan
TABLE 18 - INDUSTRIAL LOADING BERTH REQUIREMENTS	
GROSS FLOOR AREA OF INDUSTRIAL USE (IN SQUARE FEET)	BERTHS
-15,000 or Less	1
-More Than 15,000, But Not More Than 40,000	2
-More Than 40,000, But Not More Than 100,000	1
-Each 40,000 or Fraction Thereof, More Than 100,000	1 Additional

TABLE 19 -- RESERVED FOR FUTURE USE

TABLE 20 -- MINIMUM SIGN SETBACKS

Area of Sign Per Face	Minimum Setback
5 Square Feet or Less	2 feet
5 Square Feet to 14.9 Square Feet	10 feet
15 Square Feet to 49.9 Square Feet	20 feet
50 Square Feet to 99.9 Square Feet	30 feet
100 or More Square Feet	60 feet

TABLE 21 - BUSINESS USE SIGNS AND SIGN AREA
(Amended by Ordinance # 2293)

District	Number of Signs	Net Sign Area
BA	1	30 square feet each.
BC	3	1 sign may be 60 square feet, the other 2 signs may be 40 square feet each.
BG	2	40 square feet each.
BL	2	40 square feet each.

TABLE 22 -- INDUSTRIAL USE SIGNS AND SIGN AREA

District	Net Sign Area (Each)
IL	200 Square Feet
IG	300 Square Feet
IR	300 Square Feet

TABLE 23 FEES

(Amended May 20, 2014 by Ordinance # 2014-04)

RESIDENTIAL PERMIT (includes CFO)		
ITEM	FEE	LATE FEES
Single family	\$0.01 per SF \$25 min. (Total SF living & non-living SF)	\$50.00
Multi-family		
Mobile Home		
Addition / Remodel		
Accessory Structure (deck, shed, detached garage, carport and any other structure not intended for human occupancy)		

COMMERCIAL / INDUSTRIAL PERMIT (includes CFO)		
ITEM	FEE	LATE FEES
New Construction	\$0.01 per SF \$25 min	\$50.00
Addition / Remodel		

OTHER PERMITS AND FEES		
ITEM	FEE	LATE FEES
Driveway New / Extension	\$50 / \$30	\$100 / \$60
Dumpster Permit (Right-of-way Only)	\$50	\$100
Electrical Permit	\$25	\$50
Fence Permit	\$25	\$50
Home Occupation w/Statement of Understanding	\$50	\$100
Moving Permit	\$50	\$100
Roof Permit	\$25	\$50
Sign / Temporary Sign	\$50	\$50
Swimming Pool in-ground / above ground (requires fence permit)	No Fee	N/A
Tax Abatement Application	\$300	N/A

DEMOLITION PERMIT		
ITEM	FEE	LATE FEES
Residential Single family or Multi-family	\$75+fee for moving any required municipal utilities	\$150
Commercial / Industrial		

TABLE 23 FEES

(Amended May 20, 2014 by Ordinance # 2014-04)

BOARD OF ZONING APPEALS FEES		
ITEM	FEE	LATE FEES
Development Standard Variance	\$150 + publication	N/A
Special Exception Variance	\$150 + publication	
Use Variance	\$150 + publication	
Administrative Appeals	\$150 + publication	
Special Meeting	\$200 + publication	

PLAN COMMISSION FEES		
ITEM	FEE	LATE FEES
Development Plan	\$300 + publication	N/A
Subdivision Primary Plat	\$250 first two lots + \$20 for each additional lot + publication	
Subdivision Secondary Plat	\$150 first two lots + \$10 for each additional lot + publication	
Subdivision Plat Amendment	\$100 + publication	
Subdivision Plat Modified Restrictions / Conditions	\$100 + publication	
Rezoning (Ordinance & Zoning Map Changes)	\$150 + publication	
Annexation (Ordinance & Zoning Map Changes)	\$150 + publication	
Special Meeting	\$200 + publication	

COPIES	
Comprehensive Plan	Fees as established by policy of the Clerk's office
Zoning Map	
Zoning Ordinance	

TABLE 24 - SPECIAL EXCEPTION CRITERIA
(added by Ordinance # 2006-23, adopted September 19, 2006)

Corresponding Ordinance references:

- § 153.05.2 Primary Uses
- § 153.05.4 Special Exceptions
- § 153.06.15 Parking

The following criteria shall be used by the BZA in considering the granting of special exceptions for the following specified uses.

1. Residential uses – Proposed conversions of single-family dwelling structures to two-or-multi-family structures dwelling structures in RU, RI and RT residential districts:

- a. The Board may grant a special exception for the purpose of converting a single-family dwelling structure into a two-or-multi-family dwelling structure in a RU, RI or RT residential district, if after a hearing under § 153.05.2 finds that:
 1. § 153.05.2 requires a special exception such use in the designated districts;
 2. The following special exception requirements for the proposed use are met:
 - (a). The owner of the building proposed for conversion from a single-family dwelling structure to a two or multi-family dwelling structure must provide plans & evidence that the structure will have electric service and wiring that complies with all relevant electric codes, as amended.
 - (b). The owner of the building must provide plans & evidence that the structure will have plumbing service structure that complies with all relevant plumbing codes, as amended.
 - (c). The owner of the building must provide evidence that the plumbing, kitchen and bathroom facilities within the dwelling structure, for each of the proposed dwelling units, meet all DeKalb County and State of Indiana codes, as amended.
 - (d). The owner of the building must provide evidence that off-street parking, as prescribed by §153.06.15(c)(1)(v), §153.06.2(b) & Table 3a of this Ordinance will be provided for this property.
 - (e). The owner of the building must provide evidence that ingress and egress for the dwelling structure will be provided as required by all applicable DeKalb County and State of Indiana building codes, as amended.
 - (f). The character of the neighborhood surrounding the proposed use contains similar uses.
 3. Granting the exception will not subvert the general purposes served by this ordinance, will not materially, and permanently injure other property or uses in the same district and vicinity.
 4. The granting of the special exception does not interfere substantially with the goals, objectives or land use policies established in the Garrett Comprehensive Plan.

- b. **Condition of Use** – Upon the granting of a special exception, and the completion of the physical conversion of a single family dwelling structure to a two or multi-family dwelling structure, said structure shall be inspected by the City of Garrett and the DeKalb County Building Department to ensure compliance with the above-noted findings.

A converted dwelling structure may not be occupied until a “Certificate of Occupancy” is issued by the City of Garrett.

2. Commercial uses – Proposed sale of fireworks and/or other explosive devices in a BG-Business General district:

- a. The Board may grant a special exception for a use in a district, if after a hearing under § 153.05.2 finds that:
 - 1. § 153.05.2 authorizes a special exception for that use in that district;
 - 2. The following special exception requirements for the proposed use are met:
 - (a). The building proposed for the sale of fireworks and/or other explosive devices must be constructed of cement blocks, steel trusses and a metal or masonry roof.
 - (b). The building must have an operating sprinkler system covering all entrances and exits.
 - (c). The owner of the building, or the proprietor of the proposed use must provide a copy of the appropriate State of Indiana permit governing the sale of fireworks and/or explosive devices.
 - (d). A “Knox” box must be located at the front entrance of the building.
 - (e). The building owner or the proprietor of the proposed use must provide documentation of adherence to all City, County and State fire codes, as amended.
 - 3. Granting the exception will not subvert the general purposes served by this ordinance, will not materially, and permanently injure other property or uses in the same district and vicinity.
 - 4. The granting of the special exception does not interfere substantially with the goals, objectives or land use policies established in the Garrett Comprehensive Plan.
- b. **Condition of Use** – Upon the granting of a special exception, and before the sale of fireworks and/or other explosive devices occurs from the subject premises, said structure shall be inspected by the City of Garrett and the DeKalb County Building Department to ensure compliance with the above-noted findings and all other applicable City, County and State codes, as amended.